

61G17-6.0031 Boundary Survey, Map, and Report.

(1) BOUNDARIES OF REAL PROPERTY

(a) REGULATIONAL OBJECTIVE: The public must have confidence that boundaries of real property are located on the ground in an adequate and defensible. In meeting this objective, surveyors and mappers must meet the following minimum standards of accuracy, completeness, and quality;

(b) The surveyor and mapper shall make a determination of the position of the boundary of real property in complete accord with the real property description shown on or attached to the survey map or report. All boundary surveys shall result in a map.

(c) Any discrepancies between the survey map and the real property description must be shown.

(d) All changes in direction, including curves, shall be shown on the survey map by angles, bearings or azimuths, and will be in the same form as the description or other recorded document referenced on the map.

(e) Curved lines with circular curves shall show the radii, arc distances and central angles, or radii, arc distances, chord distances and chord bearings. When intersecting lines are non-radial to a curve, sufficient angular data shall be shown to relate the line to the curve.

(f) Surveys of all or part of a lot(s) which is part of a recorded subdivision shall show the following upon the map:

1. The lot(s) and block numbers or other designations, including those of adjoining lots.
2. A comparison between recorded directions and distances with field measured directions and distances when they vary.
3. A comparison between the recorded directions and distances with field measured directions and distances to the nearest street intersection, right of way intersection or other identifiable reference point.
4. The dimensioned remaining portion of a lot(s) when part of a lot is included within the description.

(g) Surveys of parcels described by metes and bounds shall show the following upon the map:

1. The relationship of the parcel(s) to at least one established identifiable real property corner;
2. All information called for in the property description, such as point of commencement, course bearings and distances, and point of beginning;
3. A comparison between recorded directions and distances and field measured directions and distances on the boundary when they vary;
4. The most current abutting recorded instrument or recorded plat either known by the surveyor and mapper or furnished to the surveyor and mapper;

(2) BOUNDARY MONUMENTS

(a) REGULATIONAL OBJECTIVE: In order to prevent boundary conflicts, the public must have assurance that the corners of accurately located real property boundaries as found by a survey are durably marked with survey monuments that may be identified on the ground with the aid of the survey map. In meeting this objective, surveyors and mappers must meet the following minimum standards of accuracy, completeness, and quality;

(b) The surveyor and mapper shall set monuments as defined herein, unless monuments already exist or cannot be set due to physical obstructions at such corners or unless a water boundary has been located in approximate position. The survey map shall clearly label all approximate water boundaries with notes and these shall be mapped in a distinctly different graphic fashion from water boundaries located to full survey accuracy.

(c) Every boundary monument set shall:

1. Be composed of a durable material;
2. Have a minimal length of 18 inches;
3. Have a minimum cross-section area of material of 0.2 square inches;
4. Be identified with a durable marker or cap bearing either the Florida license number of the surveyor and mapper in responsible charge, the certificate of authorization number of the business entity; or name of the business entity;
5. Be detectable with conventional instruments for finding ferrous or magnetic objects.

6. If a corner falls in a hard surface such as asphalt or concrete, alternate monumentation may be used that is durable and identifiable.

(e) All monuments, found or placed, must be described on the survey map. The corner descriptions shall state the size, material, and cap identification of the monument as well as whether the monument was found or set.

(f) When a parcel has an irregular roadway as a boundary, such as a dirt road or a common law road, then a monumented meander or survey line shall be established along or near the feature. For other irregular boundaries such as a river, lake, beach, marsh or stream, a dimensioned meander or survey line may be used; however, monuments shall be set at the meander or survey line's terminus points on real property boundary lines. Dimensions shall be shown between a meander or survey line and the boundary line sufficient to show the relationship between the two.

(g) A boundary survey updating a previous survey made by the same surveyor and mapper or business entity, and which is performed for the purpose of locating non-completed new improvements by measurements to the property lines or related offset lines placed on the property since the previous survey, need not have the property corners reset.

(h) Side ties to locate or set monuments shall be substantiated by a redundancy of measurements.

(3) BOUNDARY INCONSISTENCIES

(a) REGULATIONAL OBJECTIVE: In order to protect and enhance stability of property location and title, the public must have assurance that potential boundary inconsistencies are adequately researched and disclosed. A survey map should present the factual basis of potential boundary inconsistencies in a clear fashion. In meeting this objective, surveyors and mappers must meet the following minimum standards of accuracy, completeness, and quality:

(b) Potential boundary inconsistencies that the survey process did not attempt to detect shall be clearly indicated and explained on the survey map or in the report. Where evidence of inconsistency is found, the nature of the inconsistency shall be shown upon the survey map, such as:

1. overlapping descriptions or hiatuses;
2. excess or deficiency;
3. conflicting boundary lines or monuments; or
4. doubt as to the location on the ground of survey lines or property rights.

(c) Open and notorious evidence of boundary lines, such as fences, walls, buildings, monuments or otherwise, shall be shown upon the map, together with dimensions sufficient to show their relationship to the boundary line(s).

(d) All apparent physical use onto or from adjoining property or abutting streets must be indicated, with the extent of such use shown or noted upon the map.

(e) In all cases where foundations may violate deed or easement lines and are beneath the surface, failure to determine their location shall be noted upon the map or report.

(4) RIGHTS-OF-WAY, EASEMENTS, AND OTHER REAL PROPERTY CONCERNS

(a) REGULATIONAL OBJECTIVE: In order to provide assurance of the status of access and other real property rights, the public must be informed of the existence and location of rights-of-way and easements associated with property being surveyed. In meeting this objective, surveyors and mappers must meet the following minimum standards of accuracy, completeness, and quality:

(b) All recorded public and private rights of way shown on applicable recorded plats adjoining or across the land being surveyed shall be located and shown upon the map.

(c) Easements shown on applicable record plats or open and notorious evidence of easements or rights-of-way on or across the land being surveyed shall be located and shown upon the map.

(d) If streets or street rights-of-way abutting the land surveyed are physically closed to travel, a note to this effect shall be shown upon the map.

(e) If location of easements or rights-of-way of record, other than those on record plats, is required, this information must be furnished to the surveyor and mapper.

(f) Human cemeteries and burial grounds located within the premises shall be located and shown upon the map if open and notorious, or if knowledge of their existence and location is furnished to the surveyor and mapper.

(5) REAL PROPERTY IMPROVEMENTS

(a) REGULATIONAL OBJECTIVE: The public must be informed of the existence and location of pertinent real property improvements and their relation to the boundary of real property. In meeting this objective, surveyors and mappers must meet the following minimum standards of accuracy, completeness, and quality:

(b) Location of fixed improvements pertinent to the survey shall be graphically shown upon the map and their positions shall be dimensioned in reference to the boundaries, either directly or by offset lines.

(c) If fixed improvements are not located or do not exist, a note to this effect shall be shown upon the map.

Specific Authority 472.008, 472.027 FS. Law Implemented 472.027 FS. History--New 2-20-96. Amended 5-25-99.